

CITY OF SAN GABRIEL

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

September 9, 2013

The regular meeting of the Planning Commission of the City of San Gabriel was held in the City Council Chambers at City Hall, 425 S. Mission Drive, San Gabriel, California, on Monday, September 9, 2013.

Chairman Garden called the meeting to order at 6:30 p.m. and led the pledge of allegiance.

**Meeting Called to Order;
Pledge of Allegiance**

ROLL CALL

ROLL CALL

PRESENT: Chairman Garden, Commissioner Kimbrough, and Commissioner Zawodny

ABSENT: Commissioner Klawiter

STAFF PRESENT: City Planner Mark Gallatin, Assistant Planner Fang-zhou Zhou, and Planning Commission Secretary Jackie Wong

CONSENT ITEMS

Minutes of the Regular Planning Commission Meeting on August 12, 2013.
Chairman Garden moved to approve the minutes. Commissioner Zawodny seconded the motion. There being no objections, the minutes were approved.

CONSENT ITEMS
Minutes of the Regular Planning Commission Meeting on August 12, 2013. Approved.

PUBLIC COMMENTS

Chairman Garden asked that any speakers come forward who wished to address the Planning Commission on non-agenda items. There being no one who wished to speak, Chairman Garden closed this portion of the meeting.

PUBLIC COMMENTS
None

EXPLANATION OF PUBLIC HEARING PROCEDURES

City Planner Mark Gallatin explained the public hearing procedures for the items on this evening's agenda.

EXPLANATION OF PUBLIC HEARING PROCEDURES
Explained by City Planner Gallatin

PUBLIC HEARING ITEMS

1. 125 S. Pine St.
Planning Case No. PL-13-068 (Conditional Use Permit)
Applicant: Donald Giang

This report was presented by Assistant Planner Fang-zhou Zhou regarding a Conditional Use Permit for a motor vehicle repair and maintenance business which will occupy an existing building in the C-1 (Retail Commercial Zone).

PUBLIC HEARING ITEMS

1. 125 S. Pine St.
Planning Case No. PL-13-068
(Conditional Use Permit)
Applicant: Donald Giang
Approved.

This report was reviewed and exempted for compliance with the California Environmental Quality Act (CEQA) per Guidelines Section 15301, Class 1 (Existing Facilities).

Staff recommends that the Planning Commission approve Planning Case No. PL-13-068 (Conditional Use Permit), subject to the recommended conditions of approval.

Applicant's Comments

Mr. Donald Giang, 5132 Walnut Grove, San Gabriel, applicant, came forward and stated that his business concentrates mostly on brakes and rotors, has very limited hazardous waste, and does not do oil change. In 2004, the business relocated outside San Gabriel but would like to bring back the business to the City.

Applicant's Comments

Testimony

Ms. Lillian Mamone, 600 E. Las Tunas Drive, owner of Marco's Auto Body, came forward and stated that she is glad to see that the vacant property adjacent to her business is now going to be occupied. She requested to see the plans to find out where the entrance and exit are. She also inquired where customers and employees park. Mr. Zhou stated that the customers will park in the middle area between buildings. Chairman Garden added that staff did a parking analysis to address this issue and is included in the staff report. Ms. Mamone added that she wants to specify that there will be three businesses in the same lot, and hopes that the applicant will be allowed to do business there.

Testimony

Commissioners' Discussion

The Planning Commission discussed and conceptualized the project.

Commissioners' Discussion

Commissioner Zawodny stated that this business is a good addition to the City. He asked if there are plans to paint the building. Chairman Garden stated that the handout provided tonight by the applicant states that the interior and exterior of the building will be painted, the parking area repaved, and that the roof has been repaired.

Commissioner Kimbrough stated she has nothing to add and that she can support this project.

Chairman Garden stated that this is a nice use of space and agrees with his colleagues.

Chairman Garden moved to approve Planning Case No. PL-13-068 subject to the recommended conditions of approval. Commissioner Kimbrough seconded the motion.

Ayes: Garden, Kimbrough, and Zawodny

Noes: None

3-0 vote. Motion carried.

ADJOURNMENT

There being no further business to discuss, Chairman Garden moved to adjourn at 6:45 p.m. to the regular Planning Commission meeting on Monday, October 14, 2013 at 6:30 p.m. in the Council Chambers, City Hall, 2nd Floor, 425 S. Mission Drive, San Gabriel, CA.

ADJOURNMENT

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The Planning Commission meetings are available on tape and may be reviewed within 90 days after the meeting in the Community Development Department office at City Hall during regular business hours.

Norman Garden, Chairman
Planning Commission

ATTEST: _____
Jackie Wong, Secretary
City of San Gabriel Planning Commission